



CITY OF
HAYWARD
HEART OF THE BAY

Clarifying Provisions of the Inclusionary Housing Interim Relief Ordinance

Kelly McAdoo Morariu
Assistant City Manager/Interim Redevelopment Agency Director

November 15, 2011



Presentation Overview

- 1) Background
- 2) Proposed Changes to Interim Relief Ordinance
- 3) Staff Recommendations
- 4) Council/Agency Board questions and discussion



Background

- Adoption of Interim Relief Ordinance on January 18, 2011.
- Temporary relief measures in effect until December 31, 2012.
- Intent behind relief measures – Mitigate effects of recessionary economy and stimulate new residential construction and jobs.



Background

- Relief measures include:
 - Reduction in inc. housing % from 15% to 10% for single family detached housing and 7.5% for attached housing
 - Payment of inc. housing in-lieu fee by right
 - Deferral of payment until close of escrow or up to 1 year following issuance of Cert of Occupancy
 - No imposition of inclusionary requirements on rental housing development



Proposed Changes to Relief Ordinance

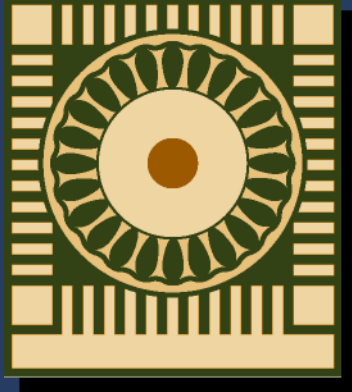
- Clarification of timing of receipt of discretionary approvals and receipt of building permits.
- Eliminate provisions allowing deferral of in-lieu fee payments beyond final certificate of occupancy.
- Clarification of language regarding affordability requirements for single family homes and single family attached homes.
- Authorization for City Manager to amend existing Inclusionary Housing Agreements where developments have not yet been constructed.



Staff Recommendations

- Adopt resolution finding revised ordinance exempt from CEQA
- Introduce an ordinance amending certain provisions of the original Interim Relief Ordinance and authorizing City Manager to amend certain Inclusionary Housing Agreements to apply the provisions of the Relief Ordinance to these Agreements.





Questions/Discussion

